

Watson Township Planning Commission
Regular (Public) Meeting Minutes
March 18, 2026, at 7:00PM
FINAL

- 1 Call to Order at 7:00 p.m. by Brady Cole
- 2 Pledge of Allegiance at 7:00 p.m.
- 3 Roll Call:
 - a Travis Long - Present
 - b Jim Davis - Present
 - c Troy Baker - Present
 - d Brady Cole - Present
 - e Ashley Yearous - Present
 - f Joe Yearous - Present
 - g Tylor Shurkamp - Present
- 4 Conflict of Interest
 - a) None
- 5 Approval of February 18, 2026 meeting minutes
 - a) Motioned by Ashley Yearous
 - b) Seconded by Jim Davis
- c) Motion passed
- 6 Approval of Agenda
 - a) Motioned by Troy Baker
 - b) Seconded by Travis Long
- c) Motion passed
- 7 New Business
 - a Bates – SPR (Site Plan Review) Gas station application packet – Provided by PCI
- I. Discussion included comments from Sean Bates with the Mannik+Smith Group as well as questions from the board regarding traffic impact, products and services provided by the proposed gas station, impact to the home on the adjacent lot, and time frame. The board recommends approval be contingent upon approval from the Fire Chief, Drain Commission, and MDOT/Road Commission.
- ii. Jim Davis motioned to hold a Roll Call Vote for the Site Plan Approval
- iii. Travis Long seconded
- iv. Roll call vote:
 - Travis Long – Yes
 - Jim Davis – Yes
 - Troy Baker – Yes
 - Brady Cole – Yes
 - Ashley Yearous – Yes
 - Tylor Shurkamp – Yes
- v. Motion Passed
- 8 Old Business

- a Updates or discussion regarding Garage Sale Ordinance for Watson Township.
 - i. The board agrees to remove this item and revisit if the need arises in the future.
 - b Updates or discussion regarding Data Centers
 - i. As Watson Township isn't a great candidate for these types of centers, the board agrees to remove this item and revisit if the need arises in the future.
 - c Confirm Planning Commission Meeting dates for the next 12 months
 - i. Jim Davis motioned to cancel the November 18, 2026 meeting
 - ii. Travis Long Seconded
 - iii. Motion passed. All other dates will remain the same as noted on the February 18, 2026 minutes
- 9 Public Comment:
 - a Public comment was opened at 7:54 p.m. No community members came forward with comment and public comment was closed at 7:55 p.m.
- 10 Member Comments
 - a) None
- 11 Adjourn Meeting
 - a) Motioned by Travis Long
 - b) Seconded by Troy Baker
 - c) Meeting adjourned at 8:00 p.m.